

LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 8 ACCORDING TO LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NO. 01-097377, IN THE OFFICE OF COUNTY RECORDER OF THE COUNTY OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

APN: 7351-037-022

EASEMENTS:

THE FOLLOWING EASEMENTS ARE LISTED AS EXCEPTIONS TO COVERAGE IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY REPORT COMMITMENT NO. _____ DATED _____

○ INDICATES ITEMS SHOWN HEREON (NUMBERED AC ACCORDING TO THE TITLE REPORT)

- 1-3 TAXES AND LIENS
- 4 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 1948 AS INSTRUMENT NO. 1997 IN BOOK 29335, PAGE 142, OF OFFICIAL RECORDS.
- 5 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-1375300, OF OFFICIAL RECORDS.
- 6 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED AUGUST 6, 1998 AS INSTRUMENT NO. 98-2124227, OF OFFICIAL RECORDS.
- 7 AN AGREEMENT, DATED NOVEMBER 18, 1998 EXECUTED BY COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY AND BOEING REALTY CORPORATION, SUBJECT TO THE TERMS AND CONDITIONS RECORDED DECEMBER 28, 1998 AS INSTRUMENT NO. 98-2340918, OF OFFICIAL RECORDS.
- 8 A DECLARATION OF RESTRICTIVE COVENANTS DATED DECEMBER 28, 1998 EXECUTED BY BOEING REALTY CORPORATION, SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN, RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-2372365, OF OFFICIAL RECORDS.
- 9 A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 28, 1998 EXECUTED BY BOEING REALTY CORPORATION, SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN, RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-2372366, OF OFFICIAL RECORDS.
- 10 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED FEBRUARY 02, 1999 AS INSTRUMENT NO. 99-0168553, OF OFFICIAL RECORDS.
- 11 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 06, 1999 AS INSTRUMENT NO. 99-1483487, OF OFFICIAL RECORDS.
- 12 AN EASEMENT OR OTHER RIGHTS SET FORTH IN THE DOCUMENT ABOVE.
- 13 OPTION OF PURCHASE THE HEREIN DESCRIBED, OPTIONOR BOEING REALTY CORPORATION, OPTIONEE: GENESIS LA ECONOMIC GROWTH CORPORATION RECORDED MARCH 29, 2001 AS INSTRUMENT NO. 01-0520143, OF OFFICIAL RECORDS.
- 14 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973770, OF OFFICIAL RECORDS.
- 15 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973771, OF OFFICIAL RECORDS.
- 16 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973772, OF OFFICIAL RECORDS.
- 17-23 WATER RIGHTS, RIGHT OF POSSESSION, TRANSACTIONS VESTING REQUIREMENTS AND TAX LIEN.

CERTIFICATION:

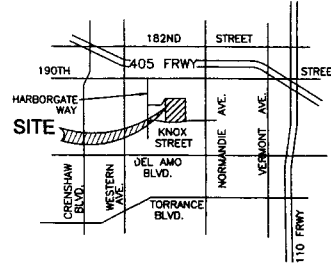
TO BOEING REALTY CORPORATION, A CALIFORNIA CORPORATION AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, AND 9, PURSUANT TO TABLE "THEREOF" PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Michael Simon 3/8/02
MICHAEL SIMON, P.L.S. 6034
REGISTRATION EXPIRES JUNE 30, 2005 DATE

IMPORTANT NOTICE
Section 4316/4317 of the Government Code requires that the Surveyor be bonded for the full amount of the Survey Fee. The Survey Fee is \$100 per acre. For your copy, please call the Surveyor's Office.

UNDERGROUND SERVICE ALERT
1-800-422-4133
For underground utilities, call 1-800-422-4133. For gas, call 1-800-422-4133. For water, call 1-800-422-4133. For sewer, call 1-800-422-4133. For electric, call 1-800-422-4133. For other utilities, call 1-800-422-4133.



VICINITY MAP
(NOT TO SCALE)

ASSESSOR'S PARCEL NUMBER:

7351-037-022

LOT AREA:

MIN. LOT AREA (sq. ft.) 7.26 AC. = 316,256 sq. ft.

SET BACK REQUIREMENTS:

INFORMATION BASED ON HARBOR GATEWAY BUSINESS PARK ASSOCIATION DESIGNED GUIDELINES DATED JUNE 2000.

BUILDING SETBACK	25'
ON-SITE LANDSCAPE	25', 15' IN WIDTH
SOUTH PL ADJACENT TO EXISTING RESIDENTIAL	8' HIGH CONC. WALL
ONE SIDE AND REAR INTERIOR PARCEL LINES, BUILDING SETBACK	0.5'
PLANTING STRIP REQUIRED BETWEEN ALL SIDE OR REAR PL LINES AND ANY PARKING AREAS OR ACCESS DRIVES	5' MIN.
IF PLANTING STRIP IS BEING USED AS A CAR OVERHANG,	7' 6"

MAX STRUCTURE HEIGHT:

MAX STRUCTURE HEIGHT (ft) 45
INDUSTRIAL ADJACENT (WITHIN 300 FEET) TO RESIDENTIAL

ZONING:

M3-1

FLOOD ZONE:

ZONE X - AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN
FEMA PANEL NO. 0601370101D
REVISED JULY 6, 1998

UTILITY PURVEYORS:

COMCAST CABLE - CABLE TV (310) 367-3896
CITY OF LOS ANGELES BUREAU OF SANITATION- SEWER (213) 847-0527
LOS ANGELES POWER AND WATER- WATER (213) 367-4211
VERIZON- TELEPHONE (800) 310-2355
LOS ANGELES POWER AND WATER- POWER (213) 367-4211
THE GAS COMPANY (714) 634-3248
CITY OF LOS ANGELES BUREAU OF SANITATION- TRASH (213) 473-7878

BENCHMARK:

NO 21-009892
1 3/4" BRASS D-30, AT 3.5 FT. E/O E. CURB WESTERN AVENUE,
10 FEET S/O BQ 190TH STREET, SE CORNER CB
ELEVATION=54.718 FEET
DATUM 1985

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER-LINE OF 190TH STREET BEING NORTH 89°55'34" EAST AS SHOWN ON TRACT NO. 52172 FILED IN BOOK 1262, PAGES 59 THROUGH 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, OCTOBER 10, 2001.

RECORD DATA:

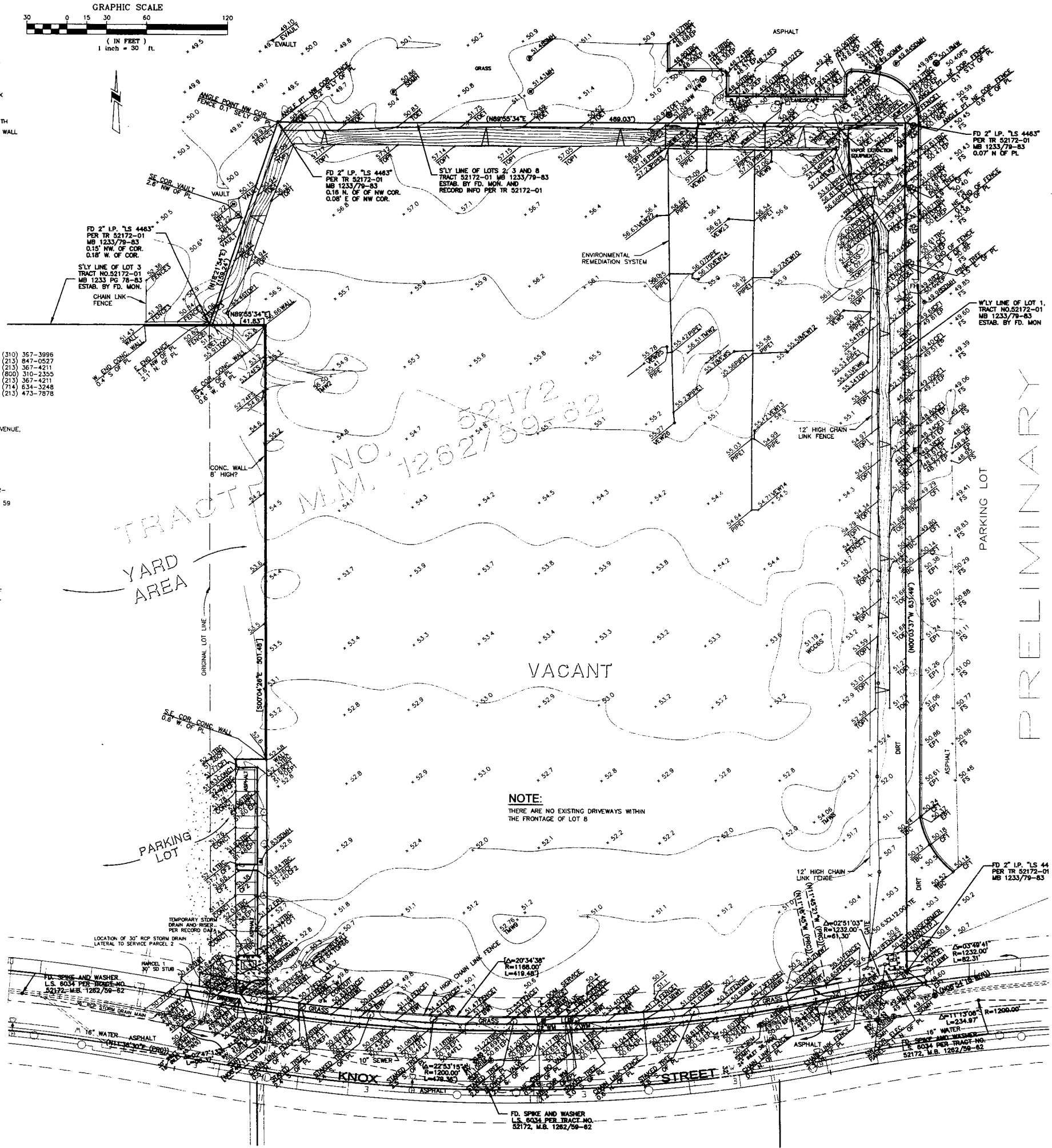
() INDICATES RECORD DATA ACCORDING TO MAP TRACT NO. 52172, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

[] INDICATES RECORD DATA ACCORDING TO LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NO. 01-097377, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

LEGEND:

- AC ASPHALT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- BW BACK OF WALK
- CONC CONCRETE
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- EPANEL ELECTRIC PANEL
- FD FOUND
- BM BENCH MARK
- L.S. LAND SURVEYOR
- MON. MONUMENT
- O.R. OFFICIAL RECORDS
- P.L. PROPERTY LINE
- TEMP POWER POLE
- R.C.E. REGISTERED CIVIL ENGINEER
- TC TOP OF CURB
- SMH SEWER MANHOLE
- TPB TRAFFIC PULLBOX
- STAKED TREE
- PINE TREE
- FS FINISH SURFACE
- STORM DRAIN MAN HOLE
- BOLLARD
- FIRE HYDRANT
- SIGN
- FOUND WELL MONUMENT
- CURB FACE
- YARD LIGHT
- WATER METER
- DWY DRIVEWAY
- FOUND WELL MONUMENT
- TMW TEMPORARY MOTORING WELL

- S- SEWER LINE
- W- WATER LINE
- O- OVERHEAD WIRES
- E- ELECTRIC
- SD- STORM DRAIN



DATE: 03-10-04
CHECKED: GBS
DATE: 03-18-04
REVISION #
DATE: 03-18-04
JOB NO: SP3288H

BY: DATE: CHK NO. DESCRIPTION REVISIONS

ALTA/ACSM LAND TITLE SURVEY

1451 W. KNOX ST., LOS ANGELES, CA 90001

BOEING REALTY CORPORATION
15400 LAQUINA CANYON ROAD, SUITE 200
IRVINE, CALIFORNIA 92618

Tait & Associates, Inc.
Engineering • Architecture • Surveying
1701 N. Vermont Ave.
Suite 200
Los Angeles, CA 90027
(714) 940-8200
(714) 940-8211 Fax
www.tait.com